

CODES ADMINISTRATION

PLAN REVIEW CONDITIONS

April 15, 2016

SULLIVAN PALMER ARCHITECTS
8849 LONG
LENEXA, KS 66215

Permit No: PRCOM20160737
Project Title: LEES SUMMIT PLAY
Project Address: 403 SW WARD RD, LEES SUMMIT, MO 64081
Parcel Number: 61420042900000000
Location: WESTSIDE PLAZA LOTS 1A, 1B, 2A & 2B & TRS A & B---LOT 1A
Type of Work: CHANGE OF TENANT
Occupancy Group: INSTITUTIONAL, DAY CARE FACILITIES
Description: CHANGE OF TENANT FOR NEW DAY CARE

Revisions Required

One or more departments have not approved the permit and the following is a list of requirements from the City of Lee's Summit that have not been satisfactorily addressed in the plans and specifications. Please address the comments as requested and provide three (3) copies of any revised sheets and/or additional information. Please contact the appropriate department regarding clarification of comments.

Planning and Codes Administration (816) 969-1200

Fire Department (816) 969-1300

Licensed Contractors

Reviewed By: Joe Frogge

Rejected

1. No person, other than a licensed contractor or employees of a licensed contractor, shall engage in electrical, plumbing or mechanical business, construction, installation or maintenance unless duly licensed in accordance with this section. Excerpt from Sec. 7-130, Lees Summit Code of Ordinances.

Action required: MEP subcontractors are required to be listed on permit. Provide company name of licensed electrical contractor.

Building Plan Review

Reviewed By: Joe Frogge

Rejected

1. A License Tax application completed by the contractor must be submitted to the City of Lee's Summit, Codes Administration Department, and any applicable License Tax paid prior to issuing a building permit.

Action required: Comment is for informational purposes.

2. A code analysis shall be provided which includes but is not limited to occupancy type, occupant load, construction type, actual area, height and floors, allowable area, height and floors, and the codes to which the project is designed.

Action required: Update code analysis complete occupant load. Change construction type to IIB and occupancy to A3.

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3. Additional information required to complete review.

Action required: Provide plumbing and electrical designs or detailed scopes of work that covers all methods and materials.

4. 2012 IMC 403.2 Outdoor air required. The minimum outdoor airflow rate shall be determined in accordance with Section 403.3. Ventilation supply systems shall be designed to deliver the required rate of outdoor airflow to the breathing zone within each occupiable space.

Action required: Provide outside air calculations and method of delivery.

5. 2012 IBC 1004.3 - Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent.

Action required: Comment is for informational purposes. Posting to be field verified.

6. 2012 IBC 1008.1.10 – Panic and fire exit hardware. Doors serving a Group H occupancy and doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware. Exception: A main exit of a Group A occupancy in compliance with Section 1008.1.9.3, Item 2. Electrical rooms with equipment rated 1,200 amperes or more and over 6 feet wide that contains over current devices, switching devices or control devices with exit or exit access doors shall be equipped with panic hardware or fire exit hardware. The doors shall swing in the direction of egress travel.

Action required: Provide panic hardware at exits.

7. 2012 IPC 410.3 – Substitution. Where restaurants provide drinking water in a container free of charge, drinking fountains shall not be required in those restaurants. In other occupancies, where drinking fountains are required, water coolers, bottled water dispensers or break rooms with a kitchen sink shall be permitted to be substituted for the required drinking fountains. (As amended by the City of Lee's Summit.)

Action required: Provide drinking fountain or provide a letter stating that bottled water will be provided to occupants.

Fire Plan Review

Reviewed By: Joe Dir

Rejected

1. ANY EXSITING EXIT LIGHTS AND EMERGENCY LIGHTING SHALL BE FUNCTIONAL

2. 2012 IFC 505.1- Address numbers. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. In Multi-tenant commercial building where tenants have multiple entrances located on different sides of the building , each door shall be addressed. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

POST THE NUMERIC ADDRESS OF 430 ON THE EXTERIOR OF THE FRONT NAD REAR DOORS READABLE FROM THE ROADWAY.

3. No information about if an alarm system will be installed, occupancy load, electronic locks

4. 2012 IFC 906.2 - General requirements. Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

PROVIDE TWO 2A-10BC FIRE EXTINGUISHERS

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5. 2012 IFC 906.5- Conspicuous location. Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel. MOUNT FIRE EXTINGUISHERS SO THERE WILL BE A MAXIMUM TRAVEL DISTANCE OF 75' FROM ANYWHERE WITHIN THE BUSINESS.

The review conducted by the City of Lee's Summit Codes Administration Department shall not be construed as a structural review of the project.